

SUBSTITUTE TRUSTEE'S DEED

Aug 1 2 23 PM '03

STATE OF MISSISSIPPI:

COUNTY OF DESOTO:

BK 449 PG 464
W.E. DAVIS CH. CLK.

WHEREAS, on the 4th day of June, 1999, JOE STAFFORD and MAUREEN STAFFORD, executed a Deed of Trust to J. Patrick Caldwell, Trustee for the benefit of BancorpSouth Bank, which Deed of Trust is recorded in Trust Deed Book 1118, Page 486 in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, the owner and holder of the aforesaid Deed of Trust has duly substituted and appointed James E. Woods as Substitute Trustee in the place and stead of the aforesaid original Trustee by instrument recorded in Book 1738, Page 311 in the Office of the Chancery Clerk of DeSoto County, Mississippi and

WHEREAS, default has been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable, in accordance with the terms of said Deed of Trust, and the holder of the said indebtedness having requested the undersigned Trustee to execute the trust and to sell said land in accordance with the terms of said Deed of Trust:

NOW THEREFORE, in consideration of the premises, I, James E. Woods, Substitute Trustee, did pursuant to said request, on the 11th day of July, 2003, within legal hours, at the East door of the Courthouse in the City of Hernando, DeSoto County, Mississippi, offer for sale and sell at public auction to BancorpSouth Bank, it being the highest bidder for cash at and for the sum of Seventy Seven Thousand Seven Hundred Twenty Three and 43/100 (\$77,723.43), the land described in said Deed of Trust lying and being situated in DeSoto County, Mississippi described as follows, to-wit:

Beginning at a point 359 feet in a Southerly direction and 315 feet in a Southeasterly direction from the intersection of Highway No. 78 and Blocker Street, being the Northwest corner of Block 12; and also the Southwest corner of the lot now owned by Roy W. Bell and wife; running thence in a Northeasterly direction 146 feet; thence in a Southeasterly direction 172 feet; thence in a Southwesterly direction 146 feet to the North boundary line of Stewart Street; thence in a Northwesterly direction 172 feet to the beginning point, which said plot of ground is located on Block 12 as shown by the official map of the City of Olive Branch, situated in the Town of Olive Branch, Section 34, Township 1 South, Range 6 West and being the same property conveyed to Grantors by Warranty Deed recorded in Deed Book 216, Page 275, Chancery Clerk's Office, DeSoto County, Mississippi, and being situated in the Northeast Quarter of Section 34, Township 1 South, Range 6 West, DeSoto County, Mississippi.

The time, terms and place of sale were duly advertised for four (4) consecutive weeks

immediately preceding said sale by publication in The DeSoto County Tribune, a newspaper published and having a general circulation in DeSoto County, Mississippi, with proof of said publication being attached hereto and made a part hereof, and by posting the notice of said sale upon the bulletin board of the Courthouse in said county, on the 16th day of June, 2003, and said notice remaining upon said bulletin board until the date for the sale of the land, to-wit: July 11, 2003.

The proceeds of said sale were distributed by me as follows: DeSoto County Tribune \$194.94, James E. Woods Substitute Trustee fee \$450.00, balance remaining in my hands paid to BancorpSouth Bank to apply on the indebtedness due it by Joe Stafford and Maureen Stafford.

THEREFORE, in consideration of the premises and the payment to me of the said sum of Seventy Seven Thousand Seven Hundred Twenty Three and 43/100 Dollars (\$77,723.43), by the said BancorpSouth Bank, the receipt of which is hereby acknowledged, I, James E. Woods Substitute Trustee do hereby convey and sell to BancorpSouth Bank, the land herein before described.

WITNESS MY SIGNATURE, this the 30th day of July, 2003.

[Signature]
JAMES E. WOODS, SUBSTITUTE TRUSTEE

STATE OF MISSISSIPPI:
COUNTY OF DESOTO:

This day personally appeared me, the undersigned authority in and for said county and state, the within named James E. Woods, Substitute Trustee, who acknowledged that he signed and delivered the above and foregoing Substitute Trustee's Deed on the day and year therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

Given of my hand the Official Seal of office this the 30th day of July, 2003.

[Signature]
NOTARY PUBLIC

My Commission Expires: 12-17-2008



GRANTOR'S ADDRESS

P.O. Box 1456
Olive Branch, MS 38654
Phone: 662-895-2996

GRANTEE'S ADDRESS

P.O. Box 807
Olive Branch, MS 38654
Phone: 662-895-5547

This instrument was prepared by:

JAMES E. WOODS, MSB#7386
WATKINS LUDLAM WINTER & STENNIS, P.A.
P.O. Box 1456
6397 Crumpler Blvd., Suite 100
Olive Branch, MS 38654
(662) 895-2996

THE DESOTO COUNTY
TRIBUNE

BK0449PG0466

P.O. Box 486
Olive Branch, MS 38654

601-895-6220

DAVID GRISHAM
GENERAL MANAGER

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, a Notary Public in and for said County and State, DAVID GRISHAM, general manager of the DeSoto County Tribune, a newspaper published in the City of Olive Branch and having a general circulation in said County, who being duly sworn, deposed and said that the publication of a notice of which a true copy is hereto affixed, has been made in said newspaper for a period of 4 weeks consecutively, as follows, to wit:

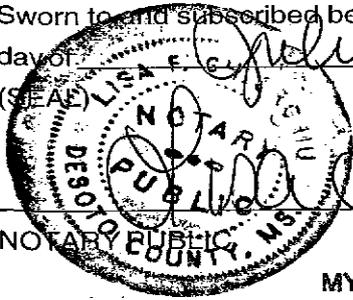
- In Vol. XXVIII No. 28, dated the 9TH day of JUL, 2003
- In Vol. XXVIII No. 27, dated the 2ND day of JUL, 2003
- In Vol. XXVIII No. 26, dated the 25TH day of JUN, 2003
- In Vol. XXVIII No. 25, dated the 18TH day of JUN, 2003
- In Vol. XXVIII No. _____, dated the _____ day of _____, _____

and that the DeSoto County Tribune has been published continuously for a period of more than one year.

David Grisham

GENERAL MANAGER

Sworn to and subscribed before me, this 11th day of July, 2003



Lisa E. C. Shearman

MY COMMISSION EXPIRES

My commission expires MARCH 29, 2005

To WATKINS LUDLAM WINTER & STENNIS

for taking the annexed publication of 457

words or the equivalent thereof for a total of FOUR(4)

times \$ 191.94, plus \$3.00 for making a proof

of publication and depositing to same for a total cost

of \$ 194.94

**SUBSTITUTE TRUSTEE'S
NOTICE OF SALE**

WHEREAS, on June 4, 1999, JOE STAFFORD and MAUREEN STAFFORD, executed a Deed of Trust to J. Patrick Caldwell, Trustee for the benefit of BancorpSouth Bank, which Deed of Trust is recorded in Trust Deed Book 1118, Page 486, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, the said BancorpSouth Bank has appointed JAMES E. WOODS as Substituted Trustee in the place and stead of the aforesaid Trustee by Instrument recorded in Book 1738, Page 311 in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, and the holder of said indebtedness, BancorpSouth Bank having requested the undersigned Trustee to execute the trust and sell the said land in accordance with the Deed of Trust.

NOW, THEREFORE, I, James E. Woods, Trustee, under the provisions of and by virtue of the authority conferred upon me in said Deed of Trust, will, on the 11th day of July, 2003, offer for sale at public outcry and sell, within legal hours, between the hours of 11:00 a.m. and 4:00 p.m. at the East door of the County Courthouse of DeSoto County, at Hernando, Mississippi, for cash, to the highest and best bidder, the following described land situated in DeSoto County, Mississippi, to-wit:

Beginning at a point 359 feet in a Southerly direction and 315 feet in a Southeasterly direction from the intersection of Highway No. 78 and Blocker Street, being the Northwest corner of Block 12; and also the Southwest corner of the lot now owned by Roy W. Bell and wife; running thence in a Northeasterly direction 148 feet; thence in a Southeasterly direction 172 feet; thence in a Southwesterly direction 148 feet to the North boundary line of Stewart Street; thence in a Northwesterly direction 172 feet to the beginning point, which said plot of ground is located on Block 12 as shown by the official map of the City of Olive Branch, Section 34, Township 1 South, Range 6 West and being the same property conveyed to Grantors by Warranty Deed recorded in Deed Book 216, Page 275, Chancery Clerk's Office, DeSoto County, Mississippi, and being situated in the Northeast Quarter of Section 34, Township 1 South, Range 6 West, DeSoto County, Mississippi.

I will convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this the 16th day of June, 2003.

/s/ JAMES E. WOODS
SUBSTITUTED TRUSTEE
June 18, 25, July 2, 9-000.

WJS